HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa[1]

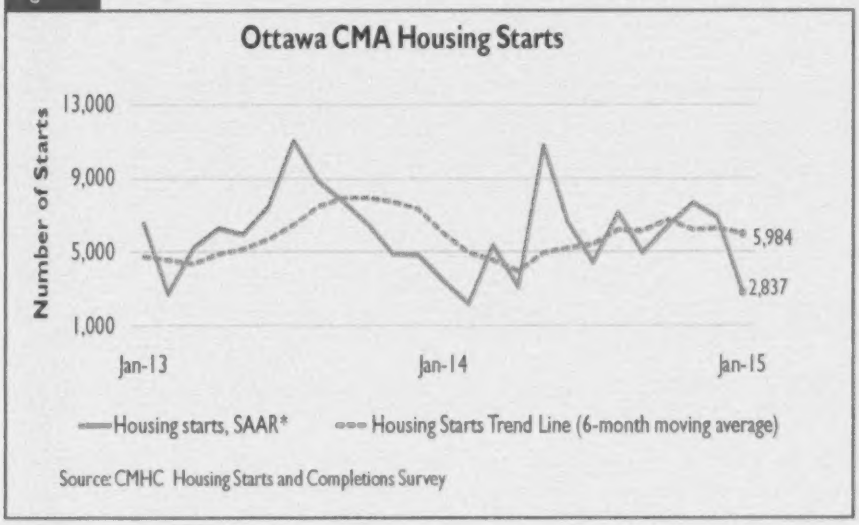
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2015

Highlights

- Housing starts declined in January due to lower low-rise activity compared to a year earlier.
- Apartment starts remained muted, although up from January last year.
- Employment trended lower relative to December.

Figure 1



* SAAR[2]: Seasonally Adjusted Annual Rate.

[1] Ontario part of Ottawa-Gatineau CMA

[2] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

Housing starts in the Ottawa Census Metropolitan Area (CMA) were trending at 5,984 units in January compared to 6,256 units in December. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

The year began with Ottawa housing starts trending lower compared to December, and also coming in below their level at the same time a year earlier. Weak employment and earnings in the nation's capital continue to weigh on developer and buyer sentiment and restrain housing market activity. Low-rise starts took up the larger share of activity as the inventory of completed and unsold condominiums remains fairly high.

This month, about 26 per cent of starts occurred in Nepean outside the greenbelt and about 20 per cent in Kanata. In both cases, most of the starts were single-detached or row homes. Both are high income and high population growth areas, and this supports strong activity in both the new and resale housing markets.

In January, seasonally adjusted resale market transactions rose compared to December driven by a rise in the freehold[3] segment of the market. However, condominium[4] sales declined both relative to December, as well as in year-over-year terms. Seasonally adjusted condominium listings rose thereby sending the sales-to-new-listings (SNL) ratio lower from a month earlier. As a result of increasing supply and decreasing demand for condominiums, the average price trended lower at the start of the year. In contrast a rise in freehold sales coupled with a decline in listings sent both the SNL ratio and the average price higher relative to year-end.

Overall, the resale market remained in balanced territory. The average price was up a modest 0.5 per cent from January 2014.

	MLS® Sales			MLS® Prices ($)		
	January			January		
UNIT TYPE	2015	2014	% Chg.	2015	2014	% Chg.
SINGLE- DETACHED	**381**	**312**	**22.1**	**384,848**	**391,310**	**-1.7**
Bungalow	*134*	*106*	26.4	*340,731*	*350,584*	-2.8
Two-Storey	*179*	*158*	13.3	*439,935*	*432,582*	1.7
Other Single-Detached	*68*	*48*	41.7	*326,774*	*345,395*	-5.4
ROW	**97**	**119**	**-18.5**	**304,530**	**307,331**	**-0.9**
SEMI	**35**	**32**	**9.4**	**396,291**	**377,602**	**4.9**
CONDOMINIUM	**114**	**126**	**-9.5**	**250,407**	**273,704**	**-8.5**
Apartment	65	*73*	-11.0	*259,661*	*293,380*	-11.5
Row	35	*36*	-2.8	*236,439*	*228,579*	3.4
Other Condominiums	*14*	*17*	-17.6	*242,357*	*284,775*	-14.9
OTHERS	**5**	**7**	-	-	-	-
TOTAL	**632**	**596**	**6.0**	**349,672**	**348,001**	**0.5**

Source: Ottawa Real Estate Board

*** Properties under Row type refer to one dwelling unit of a group of three or more attached, self-contained dwelling units of similar design and size, each unit separately titled)**
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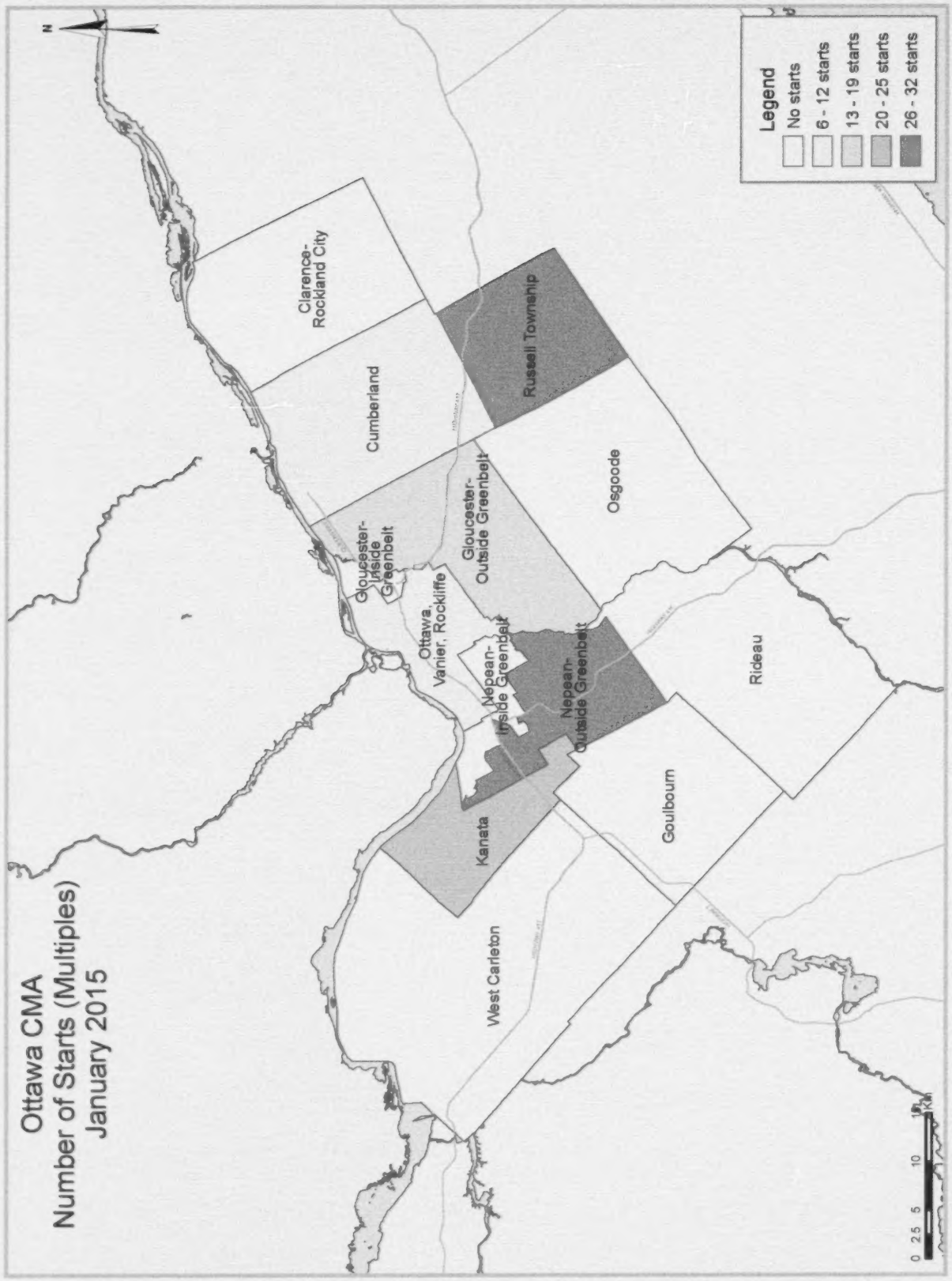
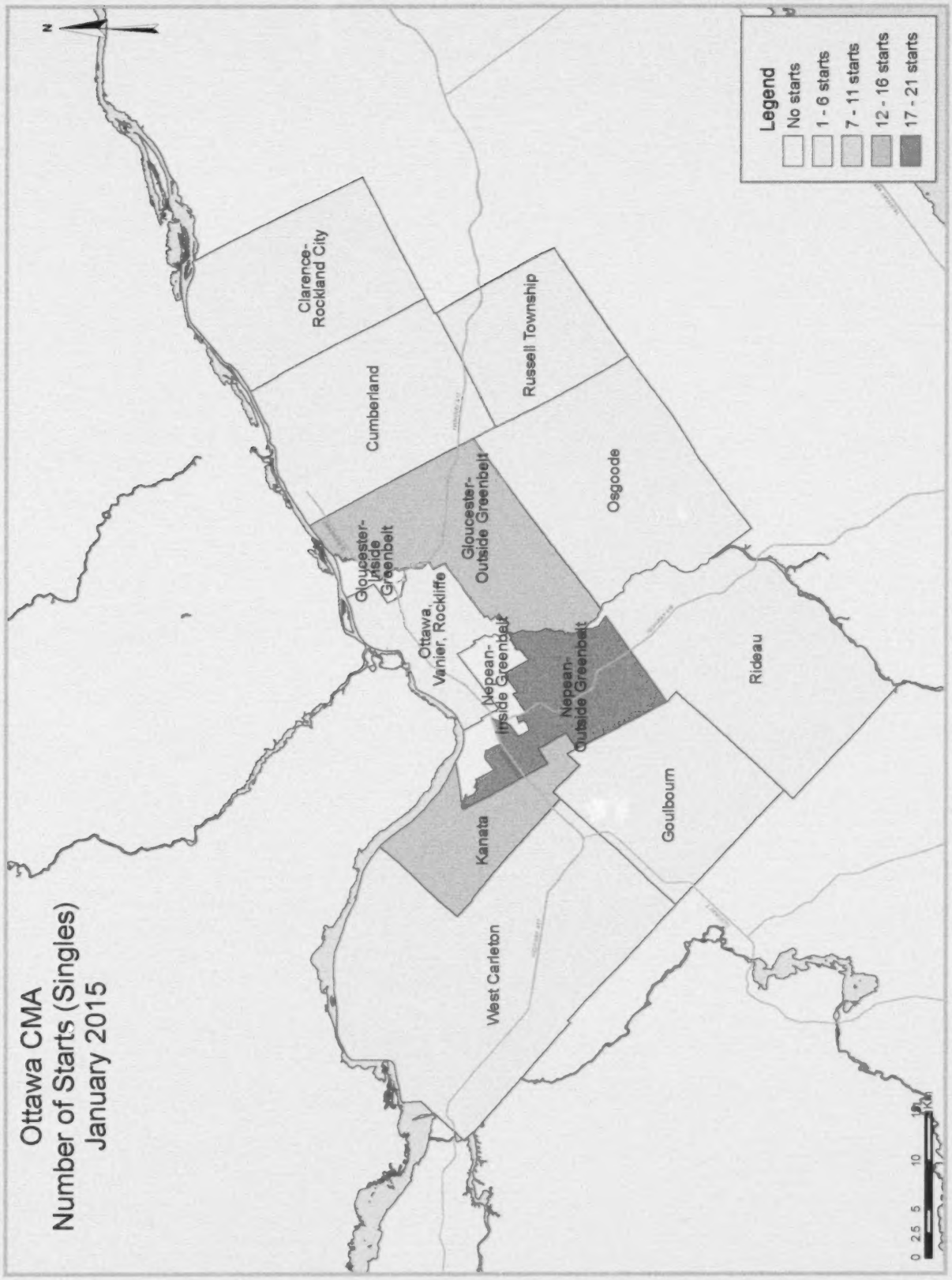
[3] The freehold segment of the resale market includes single-detached, semi-detached and row homes. Single-detached sales represent on average 70 per cent of total sales in the freehold segment, rows take up another 23 per cent, while semi-detached units have a small share at 7 per cent.
[4] The condominium segment of the market includes condo rows, condo apartments and stacked condos. Condominium apartments on the resale market represent almost half of all condominium offerings, while condo rows make up one-third sales, the remaining share is held by stacked condo units.


Ottawa CMA
Number of Starts (Multiples)
January 2015
N
Legend
No starts
6 - 12 starts
13 - 19 starts
20 - 25 starts
26 - 32 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
January 2015
N
Legend
No starts
1 - 6 starts
7 - 11 starts
12 - 16 starts
17 - 21 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
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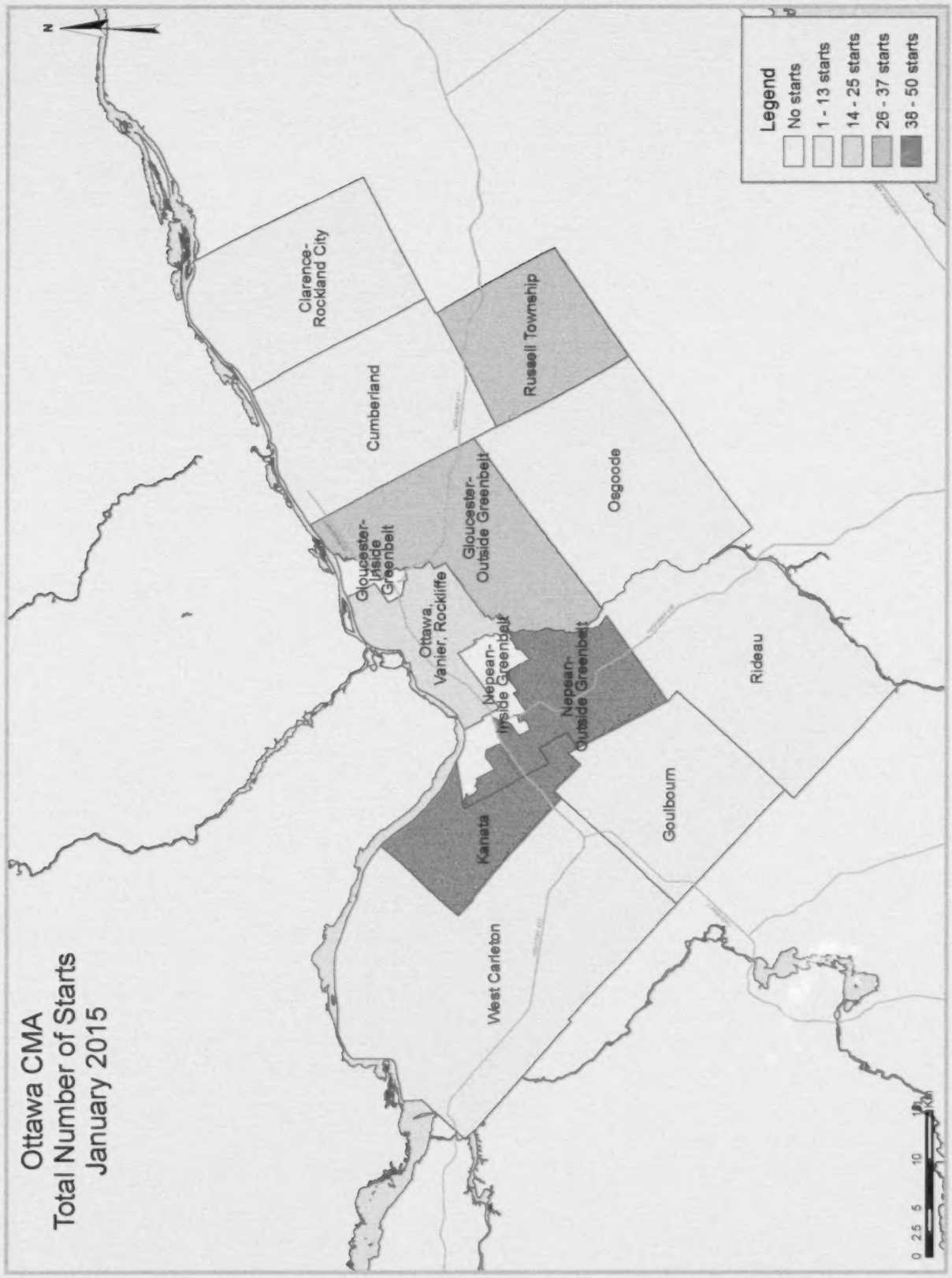
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Total Number of Starts
January 2015
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Legend
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14 - 25 starts
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38 - 50 starts
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Russell Township
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Gloucester-Outside Greenbelt
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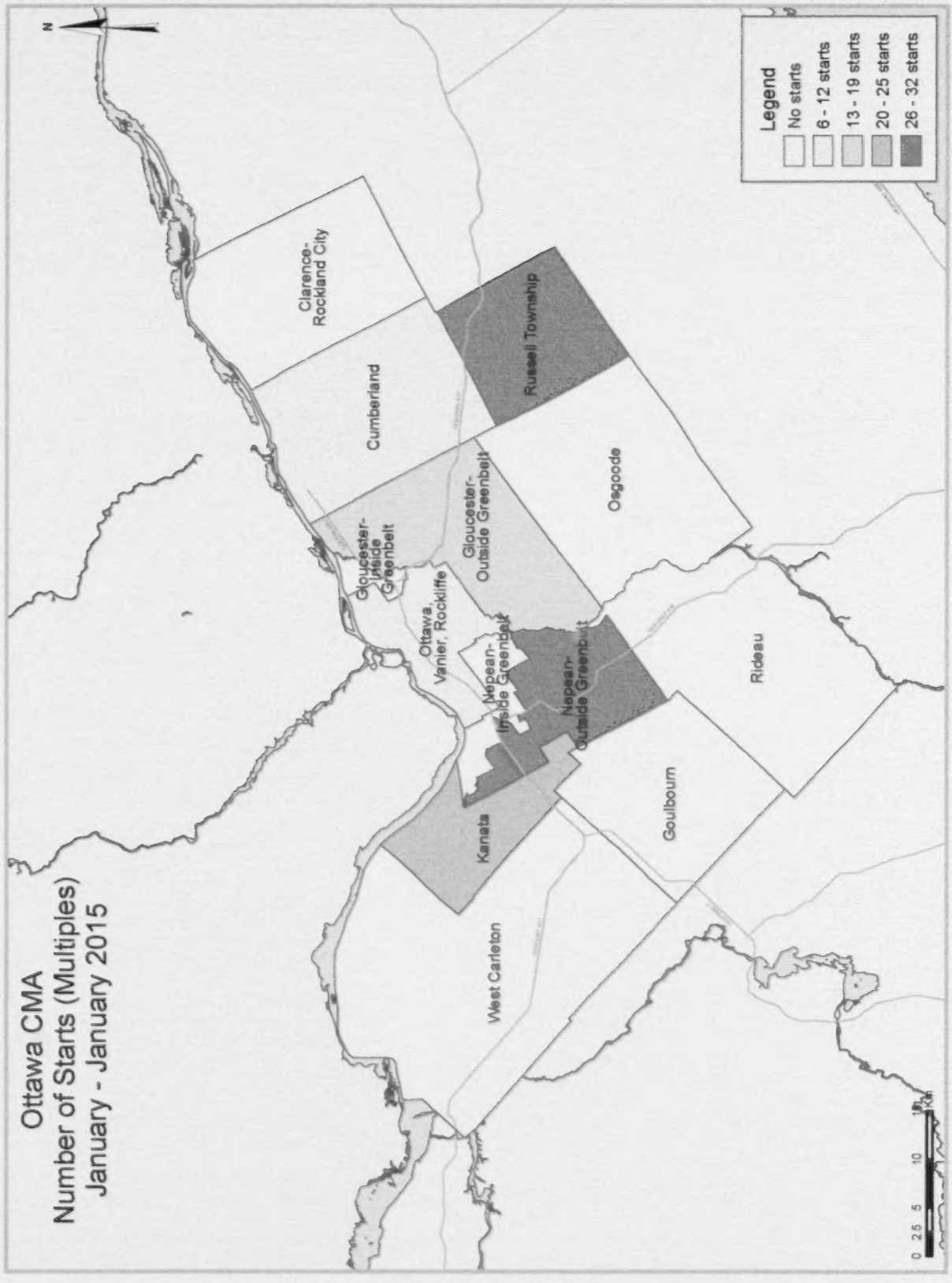
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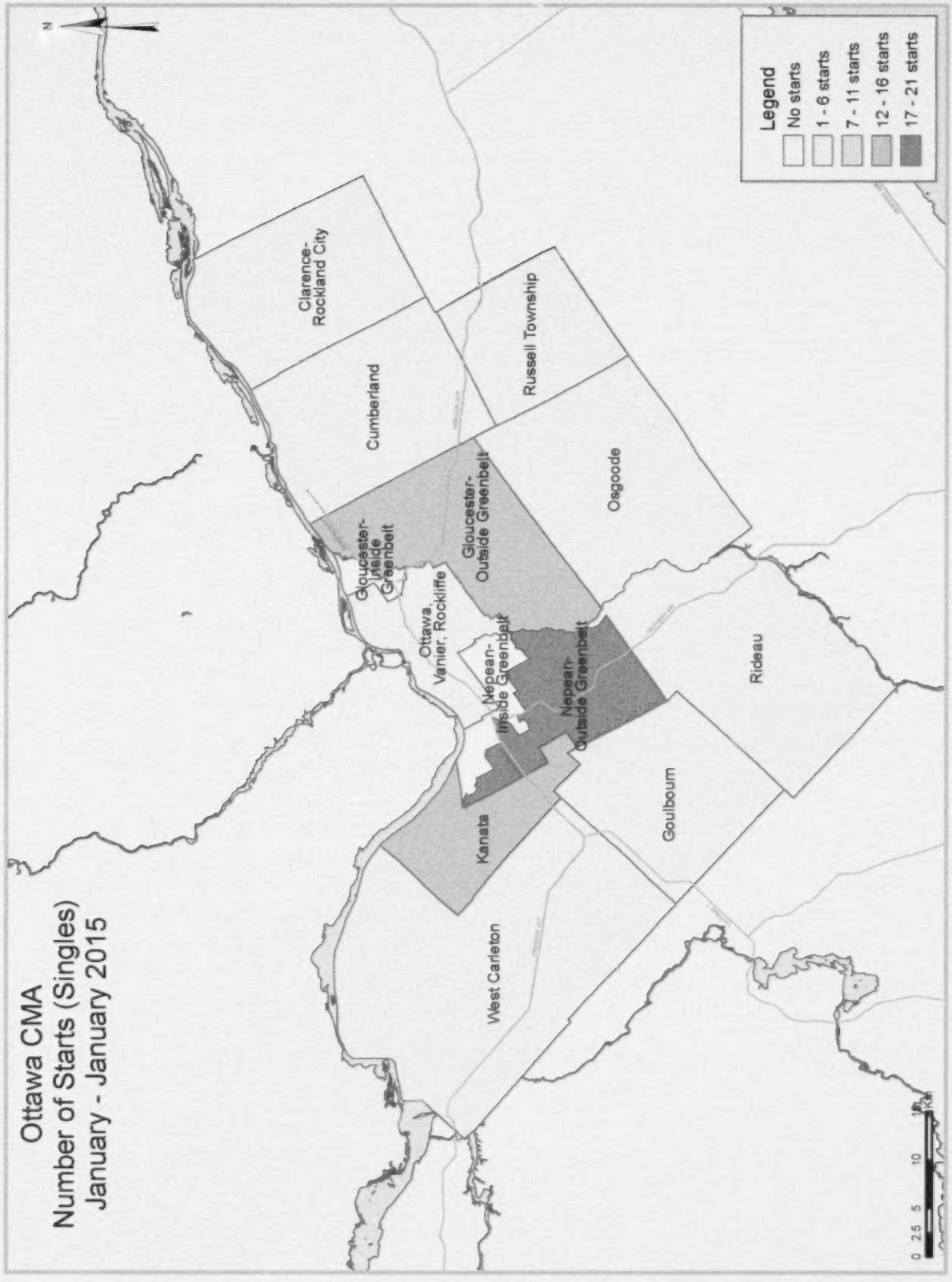
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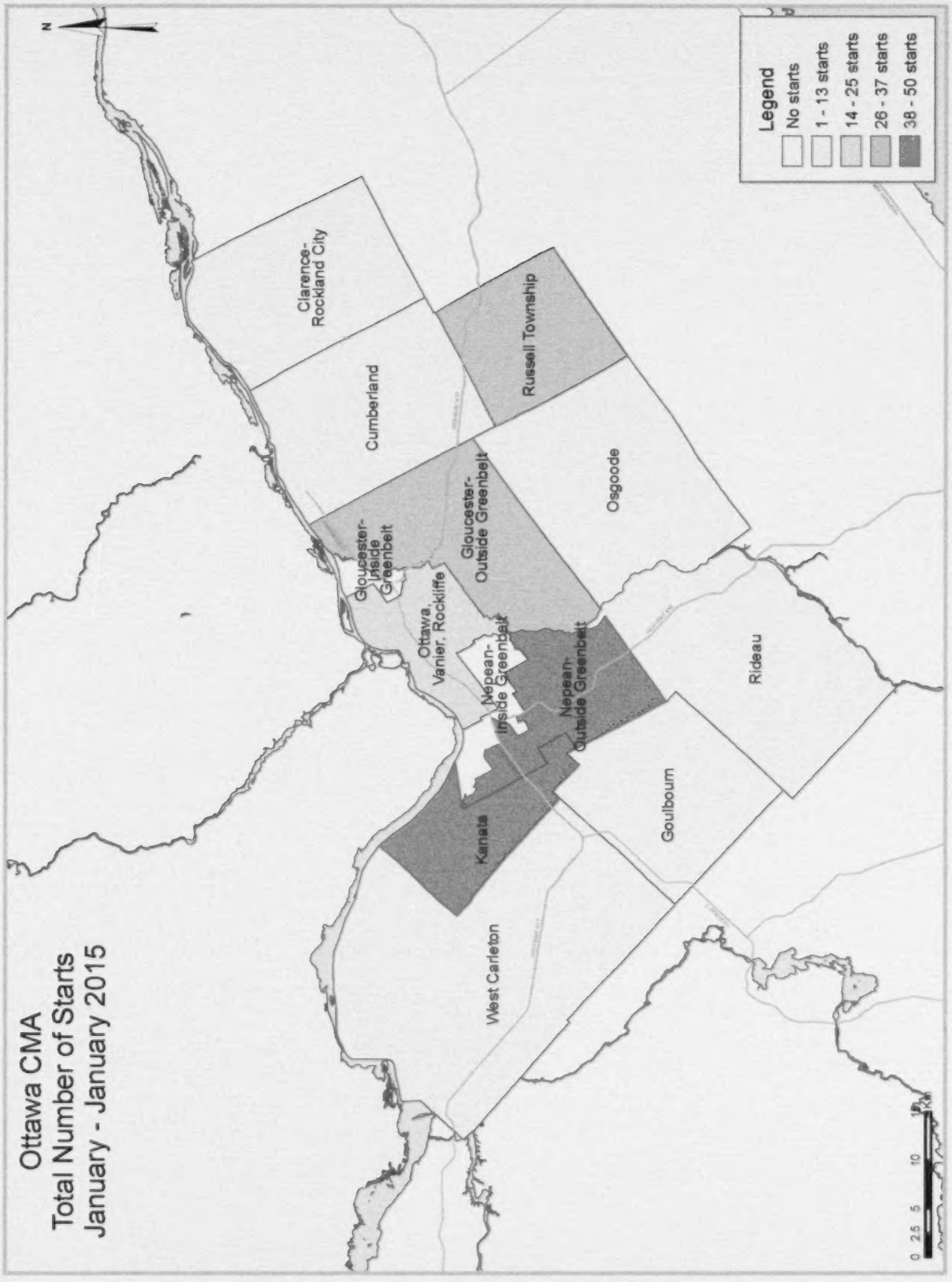
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Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

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2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) January 2015		
Ottawa CMA[1]	December 2014	January 2015
Trend[2]	6,256	5,984
SAAR	6,858	2,837
	January 2014	January 2015
Actual		
January - Single-Detached	99	71
January - Multiples	122	118
January - Total	221	189
January to January - Single-Detached	99	71
January to January - Multiples	122	118
January to January - Total	221	189

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
January 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2015	71	6	64	0	0	42	6	0	189
January 2014	99	10	87	0	0	8	0	17	221
% Change	-28.3	-40.0	-26.4	n/a	n/a	**	n/a	-100.0	-14.5
Year-to-date 2015	71	6	64	0	0	42	6	0	189
Year-to-date 2014	99	10	87	0	0	8	0	17	221
% Change	-28.3	-40.0	-26.4	n/a	n/a	**	n/a	-100.0	-14.5
UNDER CONSTRUCTION									
January 2015	909	124	1,337	0	4	2,214	35	697	5,320
January 2014	1,045	226	1,225	0	8	3,419	3	684	6,610
% Change	-13.0	-45.1	9.1	n/a	-50.0	-35.2	**	1.9	-19.5
COMPLETIONS									
January 2015	134	12	154	0	0	453	2	3	758
January 2014	128	12	45	0	0	208	4	139	536
% Change	4.7	0.0	**	n/a	n/a	117.8	-50.0	-97.8	41.4
Year-to-date 2015	134	12	154	0	0	453	2	3	758
Year-to-date 2014	128	12	45	0	0	208	4	139	536
% Change	4.7	0.0	**	n/a	n/a	117.8	-50.0	-97.8	41.4
COMPLETED & NOT ABSORBED									
January 2015	69	22	94	0	3	466	n/a	n/a	654
January 2014	52	60	54	0	0	255	n/a	n/a	421
% Change	32.7	-63.3	74.1	n/a	n/a	82.7	n/a	n/a	55.3
ABSORBED									
January 2015	137	15	136	0	0	366	n/a	n/a	654
January 2014	127	18	38	0	0	215	n/a	n/a	398
% Change	7.9	-16.7	**	n/a	n/a	70.2	n/a	n/a	64.3
Year-to-date 2015	137	15	136	0	0	366	n/a	n/a	654
Year-to-date 2014	127	18	38	0	0	215	n/a	n/a	398
% Change	7.9	-16.7	**	n/a	n/a	70.2	n/a	n/a	64.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
January 2015	64	4	64	0	0	12	6	0	150
January 2014	91	10	87	0	0	8	0	17	213
Ottawa, Vanier, Rockcliffe									
January 2015	3	4	0	0	0	5	2	0	14
January 2014	1	4	0	0	0	0	0	0	5
Nepean inside greenbelt									
January 2015	0	0	0	0	0	0	0	0	0
January 2014	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
January 2015	21	0	29	0	0	0	0	0	50
January 2014	38	0	8	0	0	0	0	17	63
Gloucester inside greenbelt									
January 2015	0	0	0	0	0	0	0	0	0
January 2014	1	0	0	0	0	0	0	0	1
Gloucester outside greenbelt									
January 2015	15	0	5	0	0	7	4	0	31
January 2014	15	6	54	0	0	0	0	0	75
Kanata									
January 2015	14	0	24	0	0	0	0	0	38
January 2014	15	0	14	0	0	0	0	0	29
Cumberland									
January 2015	1	0	6	0	0	0	0	0	7
January 2014	3	0	11	0	0	8	0	0	22
Goulbourn									
January 2015	2	0	0	0	0	0	0	0	2
January 2014	7	0	0	0	0	0	0	0	7
West Carleton									
January 2015	1	0	0	0	0	0	0	0	1
January 2014	1	0	0	0	0	0	0	0	1
Rideau									
January 2015	2	0	0	0	0	0	0	0	2
January 2014	2	0	0	0	0	0	0	0	2
Osgoode									
January 2015	5	0	0	0	0	0	0	0	5
January 2014	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
January 2015	5	0	0	0	0	0	0	0	5
January 2014	5	0	0	0	0	0	0	0	5
Russell Township									
January 2015	2	2	0	0	0	30	0	0	34
January 2014	3	0	0	0	0	0	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
January 2015	71	6	64	0	0	42	6	0	189
January 2014	99	10	87	0	0	8	0	17	221

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
January 2015	849	120	1,329	0	4	2,165	35	697	5,199
January 2014	967	204	1,189	0	8	3,419	3	684	6,474
Ottawa, Vanier, Rockcliffe									
January 2015	45	54	28	0	4	1,614	24	195	1,964
January 2014	76	90	35	0	5	2,816	3	125	3,150
Nepean inside greenbelt									
January 2015	12	0	0	0	0	199	2	0	213
January 2014	9	4	0	0	0	0	0	0	13
Nepean outside greenbelt									
January 2015	188	24	450	0	0	85	0	25	772
January 2014	300	46	396	0	3	146	0	141	1,032
Gloucester inside greenbelt									
January 2015	0	0	0	0	0	22	0	0	22
January 2014	6	0	0	0	0	22	0	0	28
Gloucester outside greenbelt									
January 2015	128	4	251	0	0	121	4	0	508
January 2014	88	22	245	0	0	117	0	24	496
Kanata									
January 2015	293	8	313	0	0	48	1	469	1,132
January 2014	267	30	336	0	0	96	0	325	1,054
Cumberland									
January 2015	57	18	153	0	0	76	0	0	304
January 2014	52	8	83	0	0	208	0	41	392
Goulbourn									
January 2015	26	6	4	0	0	0	2	8	46
January 2014	49	0	46	0	0	14	0	28	137
West Carleton									
January 2015	19	4	130	0	0	0	2	0	155
January 2014	37	4	48	0	0	0	0	0	89
Rideau									
January 2015	24	0	0	0	0	0	0	0	24
January 2014	22	0	0	0	0	0	0	0	22
Osgoode									
January 2015	57	2	0	0	0	0	0	0	59
January 2014	61	0	0	0	0	0	0	0	61
Clarence-Rockland City									
January 2015	40	2	8	0	0	12	0	0	62
January 2014	47	4	36	0	0	0	0	0	87
Russell Township									
January 2015	20	2	0	0	0	37	0	0	59
January 2014	31	18	0	0	0	0	0	0	49
Ottawa-Gatineau CMA (Ontario portion)									
January 2015	909	124	1,337	0	4	2,214	35	697	5,320
January 2014	1,045	226	1,225	0	8	3,419	3	684	6,610

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
January 2015	118	12	154	0	0	441	2	3	730
January 2014	125	12	45	0	0	208	0	139	529
Ottawa, Vanier, Rockcliffe									
January 2015	9	6	25	0	0	441	2	3	486
January 2014	4	4	0	0	0	162	0	139	309
Nepean inside greenbelt									
January 2015	2	0	0	0	0	0	0	0	2
January 2014	3	0	0	0	0	0	0	0	3
Nepean outside greenbelt									
January 2015	29	4	30	0	0	0	0	0	63
January 2014	16	0	4	0	0	34	0	0	54
Gloucester inside greenbelt									
January 2015	2	0	0	0	0	0	0	0	2
January 2014	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
January 2015	15	0	4	0	0	0	0	0	19
January 2014	32	4	18	0	0	0	0	0	54
Kanata									
January 2015	32	0	54	0	0	0	0	0	86
January 2014	51	4	4	0	0	0	0	0	59
Cumberland									
January 2015	11	0	0	0	0	0	0	0	11
January 2014	2	0	19	0	0	12	0	0	33
Goulbourn									
January 2015	0	0	14	0	0	0	0	0	14
January 2014	11	0	0	0	0	0	0	0	11
West Carleton									
January 2015	2	0	27	0	0	0	0	0	29
January 2014	1	0	0	0	0	0	0	0	1
Rideau									
January 2015	3	0	0	0	0	0	0	0	3
January 2014	4	0	0	0	0	0	0	0	4
Osgoode									
January 2015	13	2	0	0	0	0	0	0	15
January 2014	1	0	0	0	0	0	0	0	1
Clarence-Rockland City									
January 2015	7	0	0	0	0	0	0	0	7
January 2014	1	0	0	0	0	0	0	0	1
Russell Township									
January 2015	9	0	0	0	0	12	0	0	21
January 2014	2	0	0	0	0	0	4	0	6
Ottawa-Gatineau CMA (Ontario portion)									
January 2015	134	12	154	0	0	453	2	3	758
January 2014	128	12	45	0	0	208	4	139	536

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
January 2015	61	21	94	0	3	460	n/a	n/a	639
January 2014	49	60	54	0	0	252	n/a	n/a	415
Ottawa, Vanier, Rockcliffe									
January 2015	5	13	4	0	3	331	n/a	n/a	356
January 2014	18	42	4	0	0	164	n/a	n/a	228
Nepean inside greenbelt									
January 2015	0	0	0	0	0	0	n/a	n/a	0
January 2014	1	0	2	0	0	0	n/a	n/a	3
Nepean outside greenbelt									
January 2015	12	5	32	0	0	24	n/a	n/a	73
January 2014	5	7	16	0	0	35	n/a	n/a	63
Gloucester inside greenbelt									
January 2015	0	0	0	0	0	11	n/a	n/a	11
January 2014	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
January 2015	11	0	28	0	0	21	n/a	n/a	60
January 2014	9	3	18	0	0	8	n/a	n/a	38
Kanata									
January 2015	24	1	16	0	0	0	n/a	n/a	41
January 2014	8	6	2	0	0	13	n/a	n/a	29
Cumberland									
January 2015	1	0	4	0	0	68	n/a	n/a	73
January 2014	2	0	11	0	0	28	n/a	n/a	41
Goulbourn									
January 2015	8	0	8	0	0	5	n/a	n/a	21
January 2014	2	1	0	0	0	4	n/a	n/a	7
West Carleton									
January 2015	0	1	2	0	0	0	n/a	n/a	3
January 2014	1	1	1	0	0	0	n/a	n/a	3
Rideau									
January 2015	0	0	0	0	0	0	n/a	n/a	0
January 2014	2	0	0	0	0	0	n/a	n/a	2
Osgoode									
January 2015	0	1	0	0	0	0	n/a	n/a	1
January 2014	1	0	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
January 2015	4	0	0	0	0	0	n/a	n/a	4
January 2014	1	0	0	0	0	1	n/a	n/a	2
Russell Township									
January 2015	4	1	0	0	0	6	n/a	n/a	11
January 2014	2	0	0	0	0	2	n/a	n/a	4
Ottawa-Gatineau CMA (Ontario portion)									
January 2015	69	22	94	0	3	466	n/a	n/a	654
January 2014	52	60	54	0	0	255	n/a	n/a	421

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
January 2015	123	15	136	0	0	360	n/a	n/a	634
January 2014	124	18	38	0	0	215	n/a	n/a	395
Ottawa, Vanier, Rockcliffe									
January 2015	9	5	21	0	0	340	n/a	n/a	375
January 2014	7	10	0	0	0	171	n/a	n/a	188
Nepean inside greenbelt									
January 2015	2	0	0	0	0	0	n/a	n/a	2
January 2014	3	0	0	0	0	0	n/a	n/a	3
Nepean outside greenbelt									
January 2015	32	5	32	0	0	3	n/a	n/a	72
January 2014	16	0	4	0	0	34	n/a	n/a	54
Gloucester inside greenbelt									
January 2015	2	0	0	0	0	0	n/a	n/a	2
January 2014	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
January 2015	16	1	5	0	0	7	n/a	n/a	29
January 2014	27	4	13	0	0	0	n/a	n/a	44
Kanata									
January 2015	32	2	45	0	0	0	n/a	n/a	79
January 2014	51	4	4	0	0	0	n/a	n/a	59
Cumberland									
January 2015	11	0	0	0	0	9	n/a	n/a	20
January 2014	3	0	17	0	0	10	n/a	n/a	30
Goulbourn									
January 2015	0	0	7	0	0	1	n/a	n/a	8
January 2014	11	0	0	0	0	0	n/a	n/a	11
West Carleton									
January 2015	2	0	26	0	0	0	n/a	n/a	28
January 2014	1	0	0	0	0	0	n/a	n/a	1
Rideau									
January 2015	4	0	0	0	0	0	n/a	n/a	4
January 2014	4	0	0	0	0	0	n/a	n/a	4
Osgoode									
January 2015	13	2	0	0	0	0	n/a	n/a	15
January 2014	1	0	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
January 2015	6	0	0	0	0	0	n/a	n/a	6
January 2014	1	0	0	0	0	0	n/a	n/a	1
Russell Township									
January 2015	8	0	0	0	0	6	n/a	n/a	14
January 2014	2	0	0	0	0	0	n/a	n/a	2
Ottawa-Gatineau CMA (Ontario portion)									
January 2015	137	15	136	0	0	366	n/a	n/a	654
January 2014	127	18	38	0	0	215	n/a	n/a	398

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	% Change
Ottawa City	64	91	10	10	64	87	12	25	150	213	-29.6
Ottawa, Vanier, Rockcliffe	3	1	6	4	0	0	5	0	14	5	180.0
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	21	38	0	0	29	8	0	17	50	63	-20.6
Gloucester inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Gloucester outside greenbelt	15	15	4	6	5	54	7	0	31	75	-58.7
Kanata	14	15	0	0	24	14	0	0	38	29	31.0
Cumberland	1	3	0	0	6	11	0	8	7	22	-68.2
Goulbourn	2	7	0	0	0	0	0	0	2	7	-71.4
West Carleton	1	1	0	0	0	0	0	0	1	1	0.0
Rideau	2	2	0	0	0	0	0	0	2	2	0.0
Osgoode	5	8	0	0	0	0	0	0	5	8	-37.5
Clarence-Rockland City	5	5	0	0	0	0	0	0	5	5	0.0
Russell Township	2	3	2	0	0	0	30	0	34	3	**
Ottawa-Gatineau CMA (Ontario Portion)	71	99	12	10	64	87	42	25	189	221	-14.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Ottawa City	64	91	10	10	64	87	12	25	150	213	-29.6
Ottawa, Vanier, Rockcliffe	3	1	6	4	0	0	5	0	14	5	180.0
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	21	38	0	0	29	8	0	17	50	63	-20.6
Gloucester inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Gloucester outside greenbelt	15	15	4	6	5	54	7	0	31	75	-58.7
Kanata	14	15	0	0	24	14	0	0	38	29	31.0
Cumberland	1	3	0	0	6	11	0	8	7	22	-68.2
Goulbourn	2	7	0	0	0	0	0	0	2	7	-71.4
West Carleton	1	1	0	0	0	0	0	0	1	1	0.0
Rideau	2	2	0	0	0	0	0	0	2	2	0.0
Osgoode	5	8	0	0	0	0	0	0	5	8	-37.5
Clarence-Rockland City	5	5	0	0	0	0	0	0	5	5	0.0
Russell Township	2	3	2	0	0	0	30	0	34	3	**
Ottawa-Gatineau CMA (Ontario Portion)	71	99	12	10	64	87	42	25	189	221	-14.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014
Ottawa City	64	87	0	0	12	8	0	17
Ottawa, Vanier, Rockcliffe	0	0	0	0	5	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	29	8	0	0	0	0	0	17
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	5	54	0	0	7	0	0	0
Kanata	24	14	0	0	0	0	0	0
Cumberland	6	11	0	0	0	8	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	30	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	64	87	0	0	42	8	0	17

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	64	87	0	0	12	8	0	17
Ottawa, Vanier, Rockcliffe	0	0	0	0	5	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	29	8	0	0	0	0	0	17
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	5	54	0	0	7	0	0	0
Kanata	24	14	0	0	0	0	0	0
Cumberland	6	11	0	0	0	8	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	30	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	64	87	0	0	42	8	0	17

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market January 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014
Ottawa City	132	188	12	8	6	17	150	213
Ottawa, Vanier, Rockcliffe	7	5	5	0	2	0	14	5
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	50	46	0	0	0	17	50	63
Gloucester inside greenbelt	0	1	0	0	0	0	0	1
Gloucester outside greenbelt	20	75	7	0	4	0	31	75
Kanata	38	29	0	0	0	0	38	29
Cumberland	7	14	0	8	0	0	7	22
Goulbourn	2	7	0	0	0	0	2	7
West Carleton	1	1	0	0	0	0	1	1
Rideau	2	2	0	0	0	0	2	2
Osgoode	5	8	0	0	0	0	5	8
Clarence-Rockland City	5	5	0	0	0	0	5	5
Russell Township	4	3	30	0	0	0	34	3
Ottawa-Gatineau CMA (Ontario Portion)	141	196	42	8	6	17	189	221

Table 2.5: Starts by Submarket and by Intended Market January - January 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	132	188	12	8	6	17	150	213
Ottawa, Vanier, Rockcliffe	7	5	5	0	2	0	14	5
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	50	46	0	0	0	17	50	63
Gloucester inside greenbelt	0	1	0	0	0	0	0	1
Gloucester outside greenbelt	20	75	7	0	4	0	31	75
Kanata	38	29	0	0	0	0	38	29
Cumberland	7	14	0	8	0	0	7	22
Goulbourn	2	7	0	0	0	0	2	7
West Carleton	1	1	0	0	0	0	1	1
Rideau	2	2	0	0	0	0	2	2
Osgoode	5	8	0	0	0	0	5	8
Clarence-Rockland City	5	5	0	0	0	0	5	5
Russell Township	4	3	30	0	0	0	34	3
Ottawa-Gatineau CMA (Ontario Portion)	141	196	42	8	6	17	189	221

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2015

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	% Change
Ottawa City	118	125	14	12	154	45	444	347	730	529	38.0
Ottawa, Vanier, Rockcliffe	9	4	8	4	25	0	444	301	486	309	57.3
Nepean inside greenbelt	2	3	0	0	0	0	0	0	2	3	-33.3
Nepean outside greenbelt	29	16	4	0	30	4	0	34	63	54	16.7
Gloucester inside greenbelt	2	0	0	0	0	0	0	0	2	0	n/a
Gloucester outside greenbelt	15	32	0	4	4	18	0	0	19	54	-64.8
Kanata	32	51	0	4	54	4	0	0	86	59	45.8
Cumberland	11	2	0	0	0	19	0	12	11	33	-66.7
Goulbourn	0	11	0	0	14	0	0	0	14	11	27.3
West Carleton	2	1	0	0	27	0	0	0	29	1	**
Rideau	3	4	0	0	0	0	0	0	3	4	-25.0
Osgoode	13	1	2	0	0	0	0	0	15	1	**
Clarence-Rockland City	7	1	0	0	0	0	0	0	7	1	**
Russell Township	9	2	0	4	0	0	12	0	21	6	**
Ottawa-Gatineau CMA (Ontario Portion)	134	128	14	16	154	45	456	347	758	536	41.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2015

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Ottawa City	118	125	14	12	154	45	444	347	730	529	38.0
Ottawa, Vanier, Rockcliffe	9	4	8	4	25	0	444	301	486	309	57.3
Nepean inside greenbelt	2	3	0	0	0	0	0	0	2	3	-33.3
Nepean outside greenbelt	29	16	4	0	30	4	0	34	63	54	16.7
Gloucester inside greenbelt	2	0	0	0	0	0	0	0	2	0	n/a
Gloucester outside greenbelt	15	32	0	4	4	18	0	0	19	54	-64.8
Kanata	32	51	0	4	54	4	0	0	86	59	45.8
Cumberland	11	2	0	0	0	19	0	12	11	33	-66.7
Goulbourn	0	11	0	0	14	0	0	0	14	11	27.3
West Carleton	2	1	0	0	27	0	0	0	29	1	**
Rideau	3	4	0	0	0	0	0	0	3	4	-25.0
Osgoode	13	1	2	0	0	0	0	0	15	1	**
Clarence-Rockland City	7	1	0	0	0	0	0	0	7	1	**
Russell Township	9	2	0	4	0	0	12	0	21	6	**
Ottawa-Gatineau CMA (Ontario Portion)	134	128	14	16	154	45	456	347	758	536	41.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014
Ottawa City	154	45	0	0	441	208	3	139
Ottawa, Vanier, Rockcliffe	25	0	0	0	441	162	3	139
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	30	4	0	0	0	34	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	4	18	0	0	0	0	0	0
Kanata	54	4	0	0	0	0	0	0
Cumberland	0	19	0	0	0	12	0	0
Goulbourn	14	0	0	0	0	0	0	0
West Carleton	27	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	12	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	154	45	0	0	453	208	3	139

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	154	45	0	0	441	208	3	139
Ottawa, Vanier, Rockcliffe	25	0	0	0	441	162	3	139
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	30	4	0	0	0	34	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	4	18	0	0	0	0	0	0
Kanata	54	4	0	0	0	0	0	0
Cumberland	0	19	0	0	0	12	0	0
Goulbourn	14	0	0	0	0	0	0	0
West Carleton	27	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	12	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	154	45	0	0	453	208	3	139

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market January 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014	Jan 2015	Jan 2014
Ottawa City	284	182	441	208	5	139	730	529
Ottawa, Vanier, Rockcliffe	40	8	441	162	5	139	486	309
Nepean inside greenbelt	2	3	0	0	0	0	2	3
Nepean outside greenbelt	63	20	0	34	0	0	63	54
Gloucester inside greenbelt	2	0	0	0	0	0	2	0
Gloucester outside greenbelt	19	54	0	0	0	0	19	54
Kanata	86	59	0	0	0	0	86	59
Cumberland	11	21	0	12	0	0	11	33
Goulbourn	14	11	0	0	0	0	14	11
West Carleton	29	1	0	0	0	0	29	1
Rideau	3	4	0	0	0	0	3	4
Osgoode	15	1	0	0	0	0	15	1
Clarence-Rockland City	7	1	0	0	0	0	7	1
Russell Township	9	2	12	0	0	4	21	6
Ottawa-Gatineau CMA (Ontario Portion)	300	185	453	208	5	143	758	536

Table 3.5: Completions by Submarket and by Intended Market January - January 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	284	182	441	208	5	139	730	529
Ottawa, Vanier, Rockcliffe	40	8	441	162	5	139	486	309
Nepean inside greenbelt	2	3	0	0	0	0	2	3
Nepean outside greenbelt	63	20	0	34	0	0	63	54
Gloucester inside greenbelt	2	0	0	0	0	0	2	0
Gloucester outside greenbelt	19	54	0	0	0	0	19	54
Kanata	86	59	0	0	0	0	86	59
Cumberland	11	21	0	12	0	0	11	33
Goulbourn	14	11	0	0	0	0	14	11
West Carleton	29	1	0	0	0	0	29	1
Rideau	3	4	0	0	0	0	3	4
Osgoode	15	1	0	0	0	0	15	1
Clarence-Rockland City	7	1	0	0	0	0	7	1
Russell Township	9	2	12	0	0	4	21	6
Ottawa-Gatineau CMA (Ontario Portion)	300	185	453	208	5	143	758	536

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
January 2015	0	0.0	9	8.9	18	17.8	45	44.6	29	28.7	101	456,900	484,981
January 2014	0	0.0	4	3.7	21	19.4	31	28.7	52	48.1	108	499,400	552,970
Year-to-date 2015	0	0.0	9	8.9	18	17.8	45	44.6	29	28.7	101	456,900	484,981
Year-to-date 2014	0	0.0	4	3.7	21	19.4	31	28.7	52	48.1	108	499,400	552,970
Ottawa, Vanier, Rockcliffe													
January 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
January 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Nepean inside greenbelt													
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nepean outside greenbelt													
January 2015	0	0.0	8	25.0	4	12.5	10	31.3	10	31.3	32	440,000	445,921
January 2014	0	0.0	0	0.0	5	31.3	2	12.5	9	56.3	16	567,490	567,178
Year-to-date 2015	0	0.0	8	25.0	4	12.5	10	31.3	10	31.3	32	440,000	445,921
Year-to-date 2014	0	0.0	0	0.0	5	31.3	2	12.5	9	56.3	16	567,490	567,178
Gloucester inside greenbelt													
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Gloucester outside greenbelt													
January 2015	0	0.0	0	0.0	1	6.7	10	66.7	4	26.7	15	492,900	484,885
January 2014	0	0.0	0	0.0	1	3.8	14	53.8	11	42.3	26	499,400	519,092
Year-to-date 2015	0	0.0	0	0.0	1	6.7	10	66.7	4	26.7	15	492,900	484,885
Year-to-date 2014	0	0.0	0	0.0	1	3.8	14	53.8	11	42.3	26	499,400	519,092
Kanata													
January 2015	0	0.0	1	3.1	7	21.9	18	56.3	6	18.8	32	443,445	460,912
January 2014	0	0.0	4	7.8	13	25.5	13	25.5	21	41.2	51	458,990	508,777
Year-to-date 2015	0	0.0	1	3.1	7	21.9	18	56.3	6	18.8	32	443,445	460,912
Year-to-date 2014	0	0.0	4	7.8	13	25.5	13	25.5	21	41.2	51	458,990	508,777
Cumberland													
January 2015	0	0.0	0	0.0	6	54.5	3	27.3	2	18.2	11	422,900	449,082
January 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2015	0	0.0	0	0.0	6	54.5	3	27.3	2	18.2	11	422,900	449,082
Year-to-date 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Goulbourn													
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2014	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Rideau													
January 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
January 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Osgoode													
January 2015	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
January 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Clarence-Rockland City													
January 2015	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	--	--
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Russell Township													
January 2015	0	0.0	7	100.0	0	0.0	0	0.0	0	0.0	7	--	--
January 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2015	0	0.0	7	100.0	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Ottawa-Gatineau CMA (Ontario portion)													
January 2015	0	0.0	19	17.0	19	17.0	45	40.2	29	25.9	112	441,450	472,816
January 2014	0	0.0	4	3.7	21	19.3	32	29.4	52	47.7	109	498,900	552,318
Year-to-date 2015	0	0.0	19	17.0	19	17.0	45	40.2	29	25.9	112	441,450	472,816
Year-to-date 2014	0	0.0	4	3.7	21	19.3	32	29.4	52	47.7	109	498,900	552,318

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units January 2015						
Submarket	Jan 2015	Jan 2014	% Change	YTD 2015	YTD 2014	% Change
Ottawa City	484,981	552,970	-12.3	484,981	552,970	-12.3
Ottawa, Vanier, Rockcliffe	--	--	n/a	--	--	n/a
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	445,921	567,178	-21.4	445,921	567,178	-21.4
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	484,885	519,092	-6.6	484,885	519,092	-6.6
Kanata	460,912	508,777	-9.4	460,912	508,777	-9.4
Cumberland	449,082	--	n/a	449,082	--	n/a
Goulbourn	--	507,938	n/a	--	507,938	n/a
West Carleton	--	--	n/a	--	--	n/a
Rideau	--	--	n/a	--	--	n/a
Osgoode	558,600	--	n/a	558,600	--	n/a
Clarence-Rockland City	--	--	n/a	--	--	n/a
Russell Township	--	--	n/a	--	--	n/a
Ottawa-Gatineau CMA (Ontario Portion)	472,816	552,318	-14.4	472,816	552,318	-14.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
January 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	596	-2.3	1,112	2,047	2,605	42.7	348,001	1.3	355,541
	February	881	-4.7	1,126	2,273	2,563	43.9	354,619	1.8	357,096
	March	1,197	1.3	1,134	2,942	2,412	47.0	358,966	-0.1	354,984
	April	1,428	-10.0	1,133	3,488	2,617	43.3	374,232	0.5	359,276
	May	1,802	-0.6	1,187	3,987	2,660	44.6	383,168	3.4	368,235
	June	1,678	4.4	1,197	3,177	2,593	46.2	365,366	1.7	360,098
	July	1,462	8.1	1,234	3,078	2,735	45.1	358,600	-1.0	361,236
	August	1,214	-1.0	1,220	2,444	2,613	46.7	361,730	3.7	364,880
	September	1,144	1.4	1,172	2,723	2,492	47.0	357,753	2.6	363,585
	October	1,136	2.9	1,208	2,399	2,565	47.1	357,887	-1.5	360,804
	November	905	0.3	1,203	1,578	2,521	47.7	358,196	-0.2	359,102
	December	651	5.9	1,167	983	2,743	42.5	349,479	2.2	363,162
2015	January	632	6.0	1,194	2,043	2,661	44.9	349,672	0.5	357,733
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	2,674	-1.5		7,262			355,090	0.9	
	Q1 2015	N/A			N/A			N/A		
	YTD 2014	596	-2.3		2,047			348,002	1.3	
	YTD 2015	632	6.0		2,043			349,671	0.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
January 2015

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	115.3	123.0	529	6.6	70.0	1,049
	February	595	3.14	5.24	115.4	124.2	527	6.6	69.6	1,047
	March	581	3.14	4.99	115.3	124.7	528	6.7	69.9	1,055
	April	570	3.14	4.79	115.1	125.3	528	7.0	70.0	1,065
	May	570	3.14	4.79	114.9	125.9	533	6.8	70.4	1,069
	June	570	3.14	4.79	114.8	126.3	531	6.9	70.1	1,071
	July	570	3.14	4.79	114.6	125.9	534	6.4	70.1	1,058
	August	570	3.14	4.79	114.7	125.9	533	6.7	70.1	1,051
	September	570	3.14	4.79	114.6	126.1	536	6.7	70.4	1,034
	October	570	3.14	4.79	114.4	126.1	539	6.3	70.4	1,024
	November	570	3.14	4.79	114.3	125.5	540	6.1	70.3	1,018
	December	570	3.14	4.79	114.1	124.7	541	5.9	70.2	1,024
2015	January	570	3.14	4.79			534	6.6	69.8	1,038
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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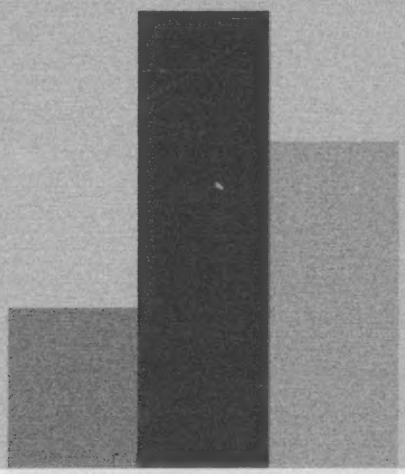

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